

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2018**

- 7. APPLICATION: Z18-009**
Location: **819 CLEVELAND AVENUE (43201)**, being 5.36± acres located at the southwest corner of Cleveland and Reynolds Avenue (010-000752 & 5 others; Milo-Grogan Area Commission).
Existing Zoning: M, Manufacturing District.
Request: L-AR-2, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Avenue Partners; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): EBJ, Inc.; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

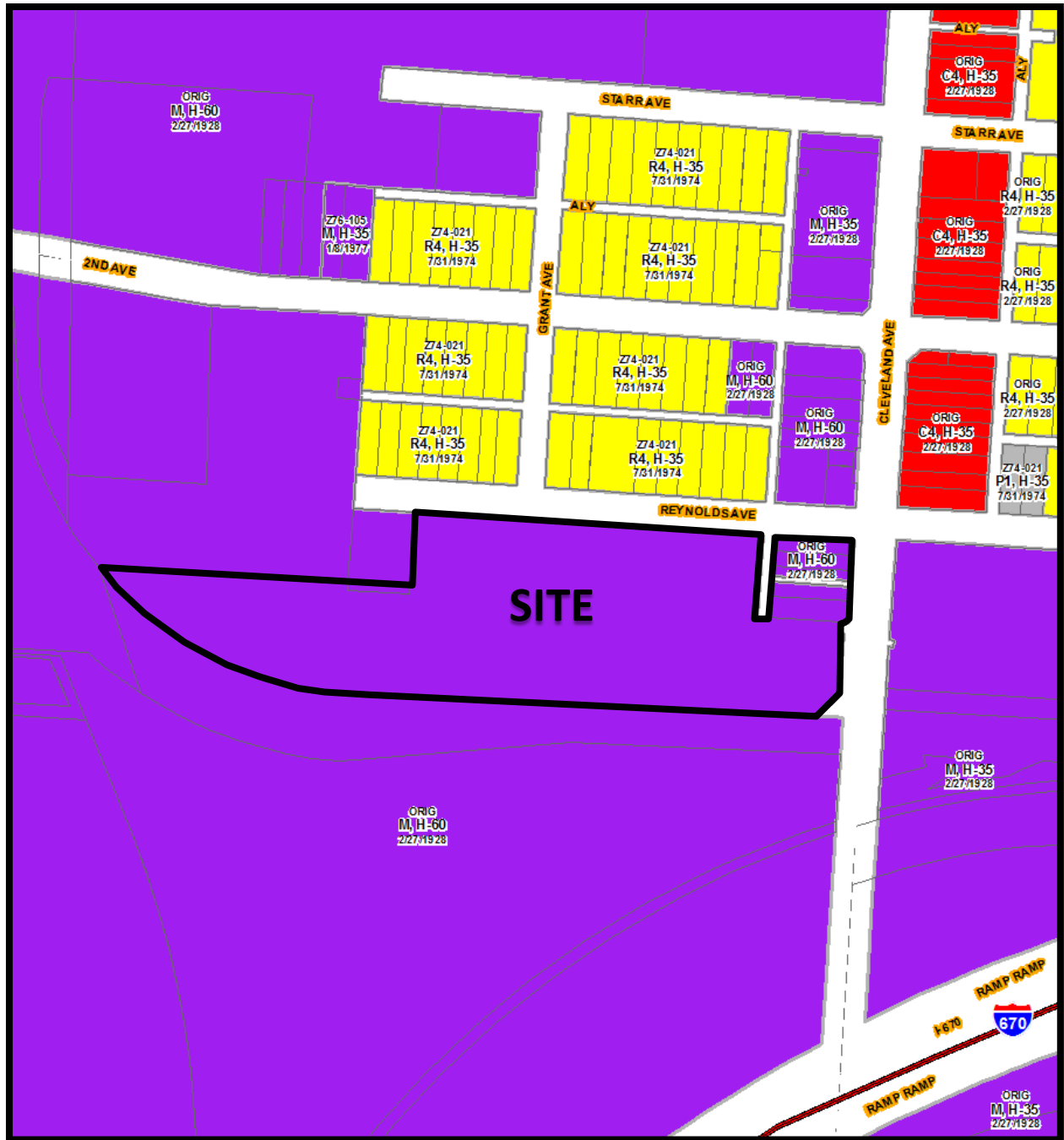
BACKGROUND:

- The 5.36± acre site is zoned M, Manufacturing, is developed with a warehouse building, and is used for semi-trailer parking. The applicant is requesting the L-AR-2, Limited Apartment Residential District to allow a multi-unit residential development consisting of 192 dwelling units. The development's density is approximately 35.82 dwelling units per acre.
- North of the site single- and two-unit dwellings in the R-4, Residential District and M, Manufacturing District. South of the site is railroad right of way in the M, Manufacturing District. East of the site is a flex warehouse building in the M, Manufacturing District. West of the site are industrial buildings and railroad right of way in the M, Manufacturing District.
- Concurrent CV18-010 has been filed to reduce the building setback lines, minimum numbers of required parking spaces, and perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Milo-Grogan Neighborhood Plan* (2007), which recommends "commercial/multi-unit" land uses for this location.
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation was not provided at the time this report was finalized.
- The limitation text includes commitments to building height, total number of dwelling-units, vehicular access, street trees, and parkland dedication requirements.

- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-2, Limited Apartment Residential District will allow a multi-unit residential development with a total of 192 dwelling-units. The limitation text includes commitments to building height, total number of dwelling-units, traffic access, street trees, and parkland dedication requirements. The proposal is consistent with the *Milo-Grogan Neighborhood Plan's* land use recommendation of "commercial/multi-unit" at this location. The density and number of dwelling units is consistent with residential urban-infill projects across the City.



Z18-009
819 Cleveland Avenue
Approximately 5.4 acres
From M to L-AR-2



Milo-Grogan Neighborhood Plan (2007)

Z18-009
819 Cleveland Avenue
Approximately 5.36 acres
From M to L-AR-2



Z18-009
819 Cleveland Avenue
Approximately 5.4 acres
From M to L-AR-2

THE CITY OF
COLUMBUS
ANDREW J. GORTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z18-009 / CV18-010

Address: 819 Cleveland Avenue

Group Name: Milo Grogan Area Commission

Meeting Date: _____

Specify Case Type:

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one)

☒ Approval

☐ Disapproval

NOTES:

Vote: 5 YES
1 NO
2 ABSTAIN

Signature of Authorized Representative:

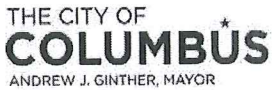
SIGNATURE

President, Milo Grogan Area Commission

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the
following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which
is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Avenue Partners 100 West Third Avenue, 240R Columbus, Ohio 43201 # of Columbus Based Employees: 2 Contact: Paul Pardi (614) 579-3433	2. EJB, Inc. 805 Cleveland Avenue Columbus, Ohio 43201-3611 # of Columbus Based Employees: 1 Contact: R. C. Robinson (614) 294-5217
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

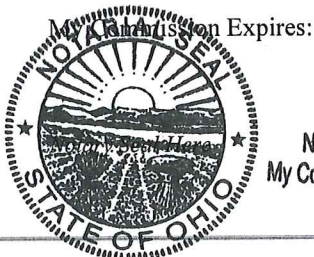
SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 20th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza
11-5-2018



This Project Disclosure Statement expires six months after date of notarization.
Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer